Rochdale Road, Halifax, HX4 8HE

£300,000

Edkins & Holmes
ESTATE AGENTS

Beautifully presented throughout, this attractive three-bedroom semi-detached home offers a rare opportunity to acquire a property of genuine character and individuality.

Designed in an increasingly popular upside-down configuration, the property places the principal living accommodation on the first floor, making the most of the natural light and creating a wonderful sense of space. The layout is ideally suited to modern living and will appeal to a wide range of buyers, including families, professional couples and those looking to downsize.

Conveniently positioned close to a range of local amenities, well-regarded schools and excellent transport links, including easy access to the M62 motorway network, the property is ideally placed for everyday convenience.

The ground floor comprises three well-proportioned bedrooms and a house bathroom, whilst the first floor features a spacious lounge, a dining kitchen and a cloakroom, creating a sociable and practical living environment.

Externally, the property benefits from a large garage, driveway parking for two vehicles and a lawned front garden, providing both practicality and kerb appeal.

Offering a distinctive layout, well-balanced accommodation and move-in-ready presentation, this is a home that stands apart from the ordinary and should be viewed to be fully appreciated.

Ground Floor:

Entrance Hall
Cupboard housing plumbing for washing machine and space for dryer. Radiator. Wooden front door.

Bedroom One 9'7" x 11'7" (2.942 x 3.536)
Radiator. UPVC double glazed window to side elevation.

Bedroom Two 7'0" to wardrobes x 11'8" (2.155 to wardrobes x 3.564)
Fitted wardrobes. Radiator. UPVC double glazed window to side elevation.

Bedroom Three 9'7" to wardrobes x 8'9" (2.929 to wardrobes x 2.671)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Extractor fan. UPVC double glazed window to side elevation.

First Floor:

Cloakroom
Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Lounge 19'4" x 11'2" (5.918 x 3.414)
Two radiators. Three UPVC double glazed windows to side elevation.

Dining Kitchen 19'3" x 13'11" (5.873 x 4.266)
Fitted kitchen with wall and base units. Freestanding island (included). Ceramic Belfast sink. Solid wood worksurfaces. Electric Range cooker (included). Integrated dishwasher. Pantry cupboard. Loft access (boiler in loft). UPVC double glazed window to front elevation. UPVC double glazed French doors to garden.

Garden
Enclosed decking garden with adjacent shrubbery.

Garage 13'7" x 12'9" (4.153 x 3.893)
Electric door. Power. Light. EV charging port.

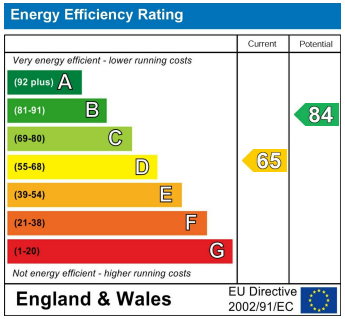
Parking
Driveway parking for two cars.

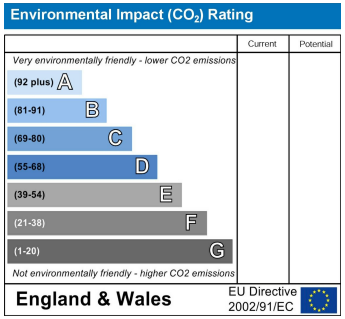
Council Tax Band
C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
slope.closed.groom

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.
We are not a member of a client money protection scheme.



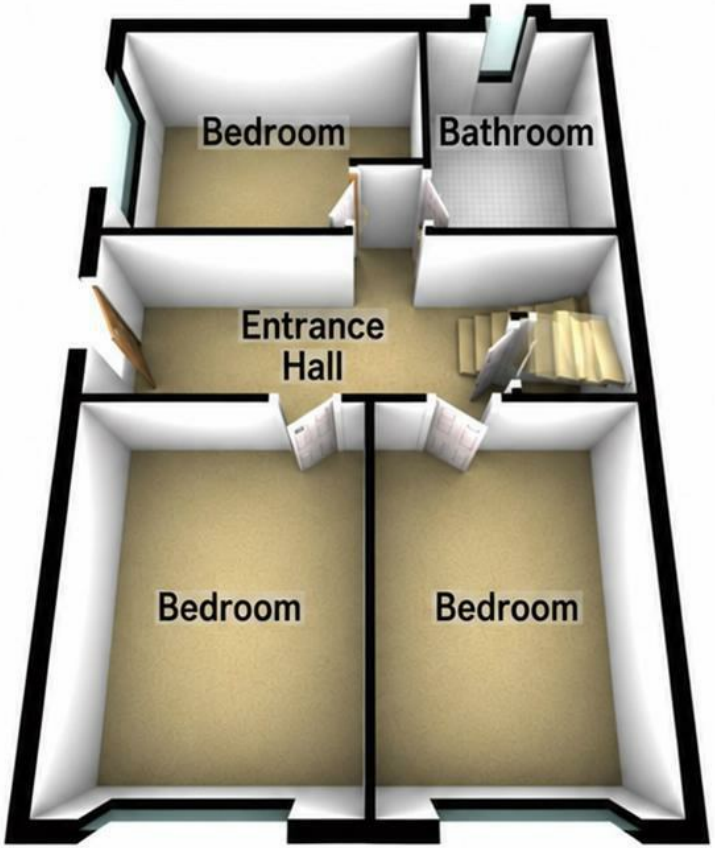


sweet dreams

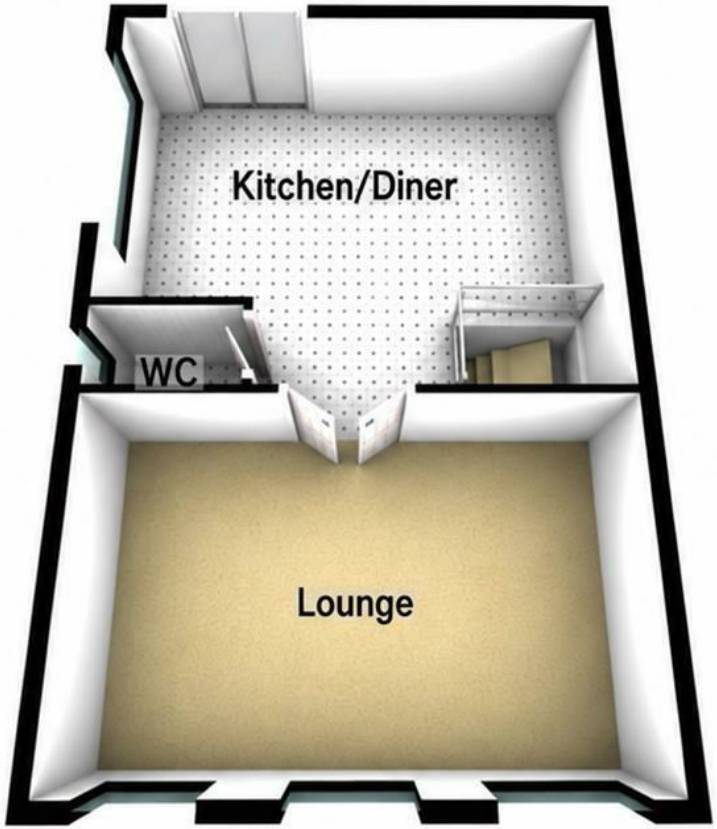
Emily

RISE
&SHINE

Ground Floor



First Floor



6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044